

MINUTES OF THE MEETING
OF THE
CITY PLAN COMMISSION

TUESDAY, January 20, 2015

The City Plan Commission held its regular meeting on Tuesday, January 20, 2015 in the Council Chambers on the 26th Floor of City Hall. The following members were:

PRESENT

Ms. Babette Macy	Chairwoman
Mr. Jeff Krum	Vice Chair
Mr. Enrique Gutierrez	Member (arrived 9:15)
Ms. Margaret J. May	Member
Ms. Bobbi Baker-Hughes	Member
Ms. Trish Martin	Member

ABSENT

Rev. Stan Archie	Member
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ALSO PRESENT

Mr. John Eckardt	Acting Assistant Secretary
Ms. Ashley Winchell	Staff
Mr. Olofu Agbaji	Staff
Mr. Joseph Rexwinkle	Staff
Ms. Marty Campbell	Recording Secretary
Ms. Maggie Moran	Legal Counsel
Mr. Wei Sun	Public Works
Mr. Brett Cox	Land Development

Chairwoman Macy called the meeting to order at 9:07 A.M.

RE: Case No. 6968-P-36

APPLICANT: Rob Mogren
Weber, Inc.
10701 N Ambassador Drive
Kansas City, MO 64153

PROPERTY OWNER: Weber, Inc.
10701 N Ambassador Drive
Kansas City, MO 64153

CONTACT: Joe Lampen
Lampen Engineering, Inc.
1118 W Main Street
Blue Springs, MO 64015

LOCATION: Southeast corner of Ambassador Drive and NW 107th Terrace

REQUESTS: to consider approval of a Chapter 80 final plan to allow for the expansion of an existing manufacturing building in District M2-3

Mr. John Eckardt, Acting Assistant Secretary entered the staff report into the record and stated that Mr. Joe Lampen, 1118 W. Main Street, Blue Springs, Missouri had signed the consent agenda and agreed to all the conditions in the staff report.

Chairwoman Macy opened discussion to the public.

No one appeared in opposition.

Commissioner May moved and Commissioner Baker-Hughes seconded the motion to **APPROVE Case No. 6968-P-36 WITHOUT CONDITIONS.**

Motion carried 5-0

VOTING AYE: Baker-Hughes, Gutierrez, Krum, Martin, May, and Macy
VOTING NAY: None
ABSENT: Archie, Gutierrez

RE: a) Case No. 13281-P-3
b) Case No. 13281-P-4

APPLICANT: Jim Owens
Highlands of Northview Development, LLC
P. O. Box 901471

Kansas City, MO 64190

AGENT: Shannon Buster
Lutjen, Inc.
1301 Burlington Street, #100
N. Kansas City, MO 64116

LOCATION: Generally located on the southeast corner of NE 92nd Street and N. Mersington Avenue and at the northeast corner of NE 88th Street and N. Mersington Avenue.

AREA: a) 1 acre
b) 7 acres

REQUESTS: a) **Case No. 13281-P-3** - To consider approval of a final plan in District R-7.5 (Residential dash 7.5), to allow for landscaping within Tracts H & I, Highlands of Northview, Sixth Plat private open spaces.

b) **Case No. 13281-P-4** – To consider approval of a final plan in District R-7.5 (Residential dash 7.5), to allow for landscaping and a walking trail within Tracts E and F, Highlands of Northview Detention (private open space).

Mr. John Eckardt, Acting Assistant Secretary entered the staff report into the record and stated that Ms. Shannon Buster, Lutjen, 1301 Burlington, North Kansas City, Missouri had signed the consent agenda and agreed to all the conditions in the staff report.

Chairwoman Macy opened discussion to the public.

No one appeared in opposition.

Commissioner May moved and Commissioner Baker-Hughes seconded the motion to **APPROVE Case No. 13281-P-3 SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That two (2) collated, stapled and folded copies (and a CD containing a pdf file, a georeferenced monochromatic TIF file, and CAD/GIS compatible layer of the site plan boundary referenced to the Missouri state plan coordinate system) of (a revised drawing /all listed sheets), revised as noted, be approved by the Development Management staff (15th Floor, City Hall) prior to issuance of building permit showing:
 - a. All the existing landscaping on the east of this site within Tract I.
 - b. Six additional trees be planted along NE 92nd Street per staff approval.
 - c. Location and dimension of proposed sidewalk to connect to Northview meadows to the east.

Motion carried 5-0

VOTING AYE: Baker-Hughes, Krum, Martin, May, and Macy
VOTING NAY: None
ABSENT: Archie, Gutierrez

RE: a) **Case No. 13281-P-3**
b) **Case No. 13281-P-4**

APPLICANT: Jim Owens
Highlands of Northview Development, LLC
P. O. Box 901471
Kansas City, MO 64190

AGENT: Shannon Buster
Lutjen, Inc.
1301 Burlington Street, #100
N. Kansas City, MO 64116

LOCATION: Generally located on the southeast corner of NE 92nd Street and N. Mersington Avenue and at the northeast corner of NE 88th Street and N. Mersington Avenue.

AREA: a) 1 acre
b) 7 acres

REQUESTS: a) **Case No. 13281-P-3** - To consider approval of a final plan in District R-7.5 (Residential dash 7.5), to allow for landscaping within Tracts H & I, Highlands of Northview, Sixth Plat private open spaces.

b) **Case No. 13281-P-4** – To consider approval of a final plan in District R-7.5 (Residential dash 7.5), to allow for landscaping and a walking trail within Tracts E and F, Highlands of Northview Detention (private open space).

Mr. John Eckardt, Acting Assistant Secretary entered the staff report into the record and stated that Ms. Shannon Buster, Lutjen, 1301 Burlington, North Kansas City, Missouri had signed the consent agenda and agreed to all the conditions in the staff report.

Chairwoman Macy opened discussion to the public.

No one appeared in opposition.

Commissioner May moved and Commissioner Baker-Hughes seconded the motion to

APPROVE Case No. 13281-P-4 SUBJECT TO THE FOLLOWING CONDITIONS:

1. That two (2) collated, stapled and folded copies (and a CD containing a pdf file, a georeferenced monochromatic TIF file, and CAD/GIS compatible layer of the site plan boundary referenced to the Missouri state plan coordinate system) of (a revised drawing /all listed sheets), revised as noted, be approved by the Development Management staff (15th Floor, City Hall) prior to issuance of building permit showing:
 - a. the proposed trail relocated as far away from the rear property lines as possible to minimize impact to the existing residences within Highlands of Northview, Second Plat

Motion carried 5-0

VOTING AYE: Baker-Hughes, Krum, Martin, May, and Macy
VOTING NAY: None
ABSENT: Archie, Gutierrez
ABSENT: None

RE: Case No. 10633-P-16

APPLICANT/ OWNER: Alan Schumacher
Arvest Bannister Realty Company
7401 W. 135th Street
Overland Park, KS 66223

AGENT: Shannon Buster
Lutjen, Inc.
1301 Burlington Street, #100
N. Kansas City, MO 64116

LOCATION: Generally located on the north side of NW Old Stagecoach Road, on both sides of N. Gower Avenue, approximately 2,000 feet west of N. Line Creek Parkway.

AREA: 1.5 acres

REQUESTS: To consider approval of a final plan in District R-6 (Residential dash 6), to allow for landscaping within Tracts A, B & C, Genesis Trails, Second Plat private open spaces.

Mr. John Eckardt, Acting Assistant Secretary entered the staff report into the record and stated that Ms. Shannon Buster, Lutjen, 1301 Burlington, North Kansas City, Missouri had signed the consent agenda and agreed to all the conditions in the staff report.

Chairwoman Macy opened discussion to the public.

No one appeared in opposition.

Commissioner May moved and Commissioner Baker-Hughes seconded the motion to
APPROVE Case No. 10633-P-16 SUBJECT TO THE FOLLOWING CONDITIONS:

1. That two (2) collated, stapled and folded copies (and a CD containing a pdf file, a georeferenced monochromatic TIF file, and CAD/GIS compatible layer of the site plan boundary referenced to the Missouri state plan coordinate system) of (a revised drawing /all listed sheets), revised as noted, be approved by the Development Management staff (15th Floor, City Hall) prior to issuance of building permit showing:
 - a. Six additional trees be planted on Tract A and Tract B (3 each) per staff approval.

Motion carried 5-0

VOTING AYE: Baker-Hughes, Krum, Martin, May, and Macy
VOTING NAY: None
ABSENT: Archie, Gutierrez

RE:
a) **Case No. 9132-SU-11**
b) **Case No. 12429-SU-1**

APPLICANT: Donald G. Miller
DGM & Associates, P.C.
1307 S. Prospect Street
Kearney, MO 64060

PROPERTY OWNER: New Mark Care Properties, Inc.
11221 N. Nashua Drive
Kansas City, MO 64155

AGENT: James C. Bowers, Jr. Esq.
c/o of Elaine Bowers
White Goss, a Professional Corporation
4510 Belleview Avenue, Suite 300
Kansas City, MO 64111

LOCATION: Generally located at the northeast and northwest corners of N. Nashua Drive and N. McGee Street.

AREA:
a) 6.3 acres
b) 0.60 acres

REQUESTS:
a) **Case No. 9132-SU-11 – 11221 N. Nashua Drive** - To consider approval of a special use permit in District R-7.5 (Residential 7.5) to allow for 24,000 square foot building addition to the existing skilled nursing facility, plus any necessary variances.

- b) **Case No. 12429-SU-1 – 11121 N. Nashua Drive** - To consider approval of a special use permit in District R-7.5 (Residential 7.5) to allow for off-site parking lot to serve the existing skilled nursing facility, plus any necessary variances.

Mr. John Eckardt, Acting Assistant Secretary entered the staff report into the record and stated that it was requested by staff to continue these matters to the February 3, 2015 meeting date without fee.

Chairwoman Macy opened discussion to the public.

No one appeared in opposition.

Commissioner May moved and Commissioner Baker-Hughes seconded the motion to **CONTINUE Case No. 9132-SU-11 and Case No. 12429-SU-1** to the February 3, 2015 meeting date without fee (No Testimony – No Set Quorum).

Motion carried 6-0

VOTING AYE: Baker-Hughes, Gutierrez, Krum, Martin, May, and Macy
VOTING NAY: None
ABSENT: Archie

RE: **Case No. 10633-P-15**

APPLICANT/ OWNER: Bannister Realty Company, Inc.
7401 W. 135th Street
Overland Park, KS 66223

AGENT: James C. Bowers, Jr. Esq.
c/o of Elaine Bowers
White Goss, a Professional Corporation
4510 Belleview Avenue, Suite 300
Kansas City, MO 64111

LOCATION: Generally located at the northeast corner of N. Green Hills Road and NW Tiffany Springs Road.

AREA: 246 acres

REQUESTS: To consider a request to amend a previously approved Chapter 80 Preliminary on approximately 246 acres in Districts R-2.5 and R-6, to allow for modification of Phase IV of the current approved plan.

Mr. John Eckardt, Acting Assistant Secretary entered the staff report into the record and stated that it was requested by staff to continue these matters to the March 3, 2015 meeting date without fee.

Chairwoman Macy opened discussion to the public.

No one appeared in opposition.

Commissioner May moved and Commissioner Baker-Hughes seconded the motion to **CONTINUE Case No. 10633-P-15** to the March 3, 2015 meeting date without fee (No Testimony – No Set Quorum).

Motion carried 6-0

VOTING AYE:	Baker-Hughes, Gutierrez, Krum, Martin, May, and Macy
VOTING NAY:	None
ABSENT:	Archie

RE: a) **Case No. 6637-P-10**
 b) **Case No. 6637-P-11**

APPLICANT: Lamar Eby
 Northland Christian Education System
 4514 NW Cookingham Drive
 Kansas City, MO 64164

OWNER: John Elliot c/o Northland Christian Education System
 4514 NW Cookingham Drive
 Kansas City, MO 64164

AGENT: Jason Robbins
 Aylett Surveyor Co.
 201 NW 72nd Street
 Gladstone, MO 64118

LOCATION: Generally located on the west side of Hwy 169 approximately
 1,200 south of NW Shoal Creek Parkway (NW 108th Street).

AREA: About 100 & 35 acres.

ZONING: District R-7.5 (Residential dash 7.5).

REQUESTS: a) **Case No. 6637-P-10** - To consider an amendment to an existing
 Chapter 80 approved preliminary development plan in District R-
 7.5 (Residential dash 7.5), to delete the existing Chapter 80 plan.

- b) Case No. 6637-P-11** - To consider approval of a development plan in District R-7.5 (Residential dash 7.5), to allow for a school.

Mr. John Eckardt, Acting Assistant Secretary entered the staff report into the record and stated that it was requested by staff to continue these matters to the February 3, 2015 meeting date without fee.

Chairwoman Macy opened discussion to the public.

No one appeared in opposition.

Commissioner May moved and Commissioner Baker-Hughes seconded the motion to **CONTINUE Case No. 6637-P-10 and Case No. 6637-P-11** to the February 3, 2015 meeting date without fee (No Testimony – No Set Quorum).

Motion carried 6-0

VOTING AYE: Baker-Hughes, Gutierrez, Krum, Martin, May, and Macy
VOTING NAY: None
ABSENT: Archie

OTHER MATTERS:

Approval of the minutes of the December 16, 2014 and January 6, 2015 meeting dates.

Commissioner May moved and Commissioner Baker-Hughes seconded the motion to **APPROVE** the minutes of the December 16, 2014 and January 6, 2015 meeting dates.

Motion carried 6-0

VOTING AYE: Baker-Hughes, Gutierrez, Krum, Martin, May, and Macy
VOTING NAY: None
ABSENT: Archie

RE: a) **Case No. 3154-P-4**
b) **SD 1497, Final Plat, Truman Road at Hardesty**

APPLICANT: Matthew L. Murphy, Treanor Architects, P.A.
1040 Vermont Street
Lawrence, KS 66044

OWNER/S: AutoZone Development Corporation
123 South Front Street, 3rd Floor
Memphis, TN 38103

L B Holdings LLC
14125 Broadmoor Street, Apt 203
Overland Park, KS 66223

AGENT: Same as Applicant

AREA: About 3.3 acres

LOCATION: Generally located at the northeast corner of E. Truman Road and Hardesty Avenue

REQUEST: a) Case No. 3154-P-4: To consider an amendment to an existing preliminary plan in District CP-1 (Planned Business Center -1) but currently zoned B 1-1 (Neighborhood Business 1, (dash 1)) and R 2.5 (Residential 2.5), to allow for an additional lot for a new 6,500 sf retail store in addition to the existing 17,750 sf store, which will remain.

b) Case No. SD 1497: To approve a final plat creating two (2) lots in District CP-1 (Planned Business Center -1) but currently zoned B 1-1 (Neighborhood Business 1, (dash 1)) and R 2.5 (Residential 2.5).

Ms. Joseph Rexwinkle, Staff Planner, stated the applicants had not arrived.

Chairwoman Macy stated they would put the case on hold and move on to the next docket item.

RE: Case No. 6948-P-19

APPLICANT: Kimball Hales
Hufft Projects
3612 Karnes Blvd
Kansas City, MO 64111

OWNER: Andy's Frozen Custard
338 Boonville
Springfield, MO 65806

LOCATION: Generally located at 10641 State Line Rd.

REQUEST: To consider an amendment to a previously approved preliminary development plan in District B1-1 (Neighborhood Business District) to allow a restaurant with drive-through.

Mr. Joseph Rexwinkle presented the staff report and stated that staff recommended approval for reasons presented in the staff report.

Commissioner Martin asked about the staff report that staff was supportive of the lighting levels exceeding the minimum maximum.

Mr. Rexwinkle stated he thought their lighting plan included the street lights as well; the lighting levels increases closer to the street.

Chairwoman Macy asked to hear from the applicant.

Mr. Kimball Hales, 3612 Armour Boulevard; they looked at the store as a potential tear down but decided with the architect that it had some unique designs and they decided to keep it.

Mr. Andy Kuntz stated they had a store just approved on Westport Road; started their first Andy's Frozen Custard in 1986; first started in the Ozarks opened another store in Springfield, Missouri; that's a little history of Andy's.

Mr. Hales stated they decided to keep the canopy of the old gas station to create an open spaced outdoor seating area. They would maintain the outside metal but change it to a grey; they didn't have any lighting near the street; the nearest was about 3 parking stalls back. The peak times for Andy's were to about 10:30 on weekends.

Mr. Kuntz stated the hours of operation would be from 11 to 11 through the week winter time; 11 to 11:30 Friday and Saturdays, winter time; and then summer time was ½ hour later.

Chairwoman Macy opened discussion to the public.

Mr. Terrance Nash, 11022 Washington and lived in the area and had been involved in the since 1986; they did support the overall concept they believed it was a good redevelopment of the property and it was great to be reusing the building. He guessed they wouldn't get into too much of the signage; but they had some concerns.

Chairwoman Macy asked if the signage would come with the final plat.

Mr. Rexwinkle answered that what was shown today were the signs on the canopies and the side of the building. There was an existing pylon, which would go to the Board of Zoning Adjustment; the monument sign they may propose if they lose that existing pylon was shown. There would be an opportunity for Mr. Nash to see the plans and testify to the Board.

Mr. Nash stated they were also concerned with the signage on top of the roof; he showed a picture on the report that didn't have the signage on it but the next page did.

Mr. Rexwinkle stated BZA would have to approve the pylon and the monument signs; but all other signs would be approved by the City Plan Commission and then to City Council.

Chairwoman Macy asked Mr. Nash his concerns about the signage.

Mr. Nash responded that the existing building didn't have signage on top of it and they were trying to put on the roof and ice cream cone types of things on it and they felt that would be an addition to the signs; the current figure (showing a picture in the report) stated didn't have anything on it, but the next page did; they didn't think they should start putting signage on roofs.

Mr. Hales stated he needed to clarify; what was mounted on the canopy would not be higher than the canopy so it wasn't technically on the roof; the only other sign was the pylon sign; as far as the existing signs showing there would be no signs on the roof.

Mr. Nash what clarification there would be no signs on the top of the roof.

Mr. Hales responded no.

Mr. Nash stated they were in total support of the project.

Commissioner May moved and Commissioner Martin seconded the motion to **APPROVE Case No. 6948-P-19 SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That one (1) collated, stapled and folded copies (and a CD containing a pdf file, a georeferenced monochromatic TIF file, and CAD/GIS compatible layer of the plan boundary referenced to the Missouri state plan coordinate system) of (a revised drawing /all listed sheets), revised as noted, be approved by the Development Management staff (15th Floor, City Hall) prior to ordinance request showing:
 - a. The right-of-way width of State Line Rd.
 - b. The Major Street Plan classification of State Line Rd.
 - c. Existing conditions on adjacent properties, including use and zoning.
 - d. Proposed use in site data table as "Eating and Drinking Establishment with Drive-through".
 - e. Chapter 80 zoning of (CP-1) in addition to the Chapter 88 zoning shown on the site data table.
 - f. Setbacks of building, parking lot and drive-through lane from all property lines.
 - g. A pedestrian connection from the public sidewalk to the building entrance via the outdoor dining area.
 - h. A parking requirement of 22 spaces based upon a ratio of 10 spaces per 1,000 sq. ft.
 - i. Removal of the easternmost space in the south parking area.
 - j. That 80 ft of queuing length is provided in the drive-through lane in advance of the drive-through window.
 - k. The dimensions of the compact parking spaces ensuring they are a minimum 15 ft by 7 ft-6.

1. Show the location of all proposed signage on the site plan and building elevations.

The following plan correction condition is recommended by Land Development Division of City Planning & Development. Please contact Brett Cox at brett.cox@kcmo.org or 816-513-2509 with questions.

- m. Revise the arrows for each drive approach to indicate an in-bound lane. Also remove the left turn arrow from the north drive approach out-bound lane.

2. That the developer submit Final Plan complying with the approved preliminary plan prior to building permit including a fully-dimensioned site plan, color building elevations with all materials labeled, a landscape plan in compliance with 88-425 of the Zoning and Development Code.

The following conditions are recommended by Land Development Division of City Planning & Development. Please contact Brett Cox at brett.cox@kcmo.org or 816-513-2509 with questions.

3. The developer must submit a detailed Micro storm drainage study to Land Development Division, in general compliance with adopted standards, including a BMP level of service analysis, prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements, as required by the Land Development Division, prior to issuance of any certificate of occupancy.

4. The developer submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, to identifying sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 4/8/09" and base on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

Motion carried 6-0

VOTING AYE:	Baker-Hughes, Gutierrez, Krum, Martin, May, and Macy
VOTING NAY:	None
ABSENT:	Archie

RE: Case No. 254-S-299

REQUEST: Amending Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning & Development Code periodic review

APPLICANT: Jeffrey Williams, AICP, Acting Director City Planning & Development Department

Mr. John Eckardt, Acting Assistant Secretary entered the staff report into the record and stated that it was requested by staff to continue these matters to the February 3, 2015 meeting date without fee.

Chairwoman Macy opened discussion to the public.

No one appeared in opposition.

Commissioner May moved and Commissioner Baker-Hughes seconded the motion to **CONTINUE Case No. 254-S-299** to the February 3, 2015 meeting date without fee (No Testimony – No Set Quorum).

Motion carried 6-0

VOTING AYE: Baker-Hughes, Gutierrez, Krum, Martin, May, and Macy
VOTING NAY: None
ABSENT: Archie

RE: a) **Case No. 3154-P-4**
b) **SD 1497, Final Plat, Truman Road at Hardesty**

APPLICANT: Matthew L. Murphy, Treanor Architects, P.A.
1040 Vermont Street
Lawrence, KS 66044

OWNER/S: AutoZone Development Corporation
123 South Front Street, 3rd Floor
Memphis, TN 38103

L B Holdings LLC
14125 Broadmoor Street, Apt 203
Overland Park, KS 66223

AGENT: Same as Applicant

AREA: About 3.3 acres

LOCATION: Generally located at the northeast corner of E. Truman Road and Hardesty Avenue

REQUEST:

a) Case No. 3154-P-4: To consider an amendment to an existing preliminary plan in District CP-1 (Planned Business Center -1) but currently zoned B 1-1 (Neighborhood Business 1, (dash 1)) and R 2.5 (Residential 2.5), to allow for an additional lot for a new 6,500 sf retail store in addition to the existing 17,750 sf store, which will remain.

b) Case No. SD 1497: To approve a final plat creating two (2) lots in District CP-1 (Planned Business Center -1) but currently zoned B 1-1 (Neighborhood Business 1, (dash 1)) and R 2.5 (Residential 2.5).

Ms. Joseph Rexwinkle, Staff Planner, presented the staff report and stated that staff recommended approval for reasons presented in the staff report.

Chairwoman Macy asked to hear from the applicant.

Mr. Matt Murphy, Treanor Architects, 1040 Vermont, Lawrence, Kansas; there were plans now to use of the faux windows, would allow especially for the Grand Opening, there was a special signage for a special sign permit; that would be the most ideal time to use them for advertising; usually the only advertising signs were placed on the front entry and that was typically where the only signage was place on other stores.

They had been working with staff for a number of months; and they were taking advantage of a better use of the site, they could eliminate a lot of that large existing parking lot which was not being used; they would actually be putting in green space to lessen the pervious ground; and they would be doing some on site retention.

Chairwoman Macy opened discussion to the public.

No one appeared in opposition.

Commissioner May moved and Commissioner Baker-Hughes seconded the motion to **APPROVE Case No. 3154-P-4 and SD 1497 SUBJECT TO THE FOLLOWING CONDITIONS:**

Case No. 3154-P-4: Approval with the following conditions.

Condition.1 per Land Development Division (Brett Cox, (brett.cox@kcmo.org) and John Eckardt (john.eckardt@kcmo.org))

1. That six copies, collated, stapled and folded and an acetate of the revised plans be submitted to the City Development Department prior to the ordinance request showing:
 - a. Identify all of the building materials and architectural features in the elevation view.

- b. Show the long and short term bicycle parking required and provided and supply a cut sheet detail for both.
- c. Show a detail of the pylon sign including dimensioning with 10 foot of setback required or show the setback distance.
- d. Show that there will be 10 foot of additional right of way dedication along Lots 1 and 2.
- e. Identify the ATA bus stop to remain.
- f. Revise the right of way dimensioning on Hardesty (it currently shows 100 feet).
- g. Identify Truman Road as East Truman Road.
- h. Show all proposed street trees as shown on the Street Tree Planting plan also on the landscaping plan.
- i. Add a note to the plan that the façade signage is not approved with this plan and that the final plan will contain measurements which will comply with Chapter 88 guidelines.
- j. Show details of the trash receptacle and confirm that the material is the same as the building.
- k. Enclose the west downspouts.
- l. On all facades, and for all faux windows, agree with City Development Department staff the combination of clear and frosted glazing, which will have back lighting and which will not be allowed to have any advertising.
- m. Show all building lighting with shade covers and lighting in a downward pattern. No night watchmen. Add a detail of the site's proposed lighting.

Conditions 2 thru 9 per Land Development Division (Brett Cox, (brett.cox@kcmo.org))

- 2. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
- 3. That the developer shall submit to the Land Development Division, a Storm Drainage Report from a Missouri-licensed civil engineer evaluating proposed improvements and impact to drainage conditions. There shall not be an increase to historical runoff conditions from the site and since this project is within a "Combined Sewer Overflow" (CSO) district, the expectation is to retain rainfall up to 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and provide a safe overflow path for the 100 year storm, in order to provide protection that the rainfall retention approach does not provide. Drainage study should verify if any modifications to public sewer structures are required and that downstream conditions will not be impacted negatively as a result of the redevelopment. The study shall be submitted prior to approval and issuance of any building permits and prior to recording the plat. The developer shall provide for construction of improvements as required by City Planning & Development.
- 4. The developer must dedicate additional right of way for Hardesty Ave so as to provide an additional 10 feet of right of way, as required by the Transportation and Development Committee during their November 14, 2011 meeting.

5. The developer submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, to identifying sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 4/8/09" and base on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
6. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review, acceptance, and permitting for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
7. The owner/developer must secure a Site Disturbance permit from the Land Development Division prior to beginning any construction, grading, clearing, or grubbing activities, if the disturbed area equals one acre or more during the life of the construction activity.
8. The owner/developer shall verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
9. The developer must grant on City approved forms, BMP Easements to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any building permits or bmp permits, whichever occurs first.

Condition 10 per Fire Marshal's Office (John.Hastings@kcmo.org)

10. That the developer provide fire protection as required by the Fire Department.

Condition 11 per City Development Department (Gary.Marker@kcmo.org)

11. That the applicant apply for a code modification with the Plans Review Division of the City Development Department regarding the setback of the building within Lot 1 and its relationship to the lot line between Lots 1 and 2.

Conditions 16 and 17 per City Development Department (John.Eckardt@kcmo.org)

12. That the developer submit a site plan to the City Plan Commission for approval including landscaping and architectural features, streetscaping, lighting, including a photometric

study showing zero footcandles at the property line and signage. The landscaping plan shall identify adequate area for planting of trees and shrubs within the parking lots.

13. That this plan amendment not proceed to the City Clerk's office for ordinance request until such time that all owners have signed proper consent forms.

b) Case No. SD 1497, Final Plat, Truman Road at Hardesty: Approval with the following conditions:

1. That the developer revise the plat in the following manner:
 - a. Further corrections as required by Land Development Division.
 - b. Add East to identify Truman and 14th Streets.
 - c. Show that there will be 10 foot of additional right of way dedication along Lots 1 and 2.
 - d. Revise the legal description as required by LDD.

Conditions 2 thru 8 per Land Development Division (Brett Cox, (brett.cox@kcmo.org))

2. That the developer shall submit to the Land Development Division, a Storm Drainage Report from a Missouri-licensed civil engineer evaluating proposed improvements and impact to drainage conditions. There shall not be an increase to historical runoff conditions from the site and since this project is within a "Combined Sewer Overflow" (CSO) district, the expectation is to retain rainfall up to 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and provide a safe overflow path for the 100 year storm, in order to provide protection that the rainfall retention approach does not provide. Drainage study should verify if any modifications to public sewer structures are required and that downstream conditions will not be impacted negatively as a result of the redevelopment. The study shall be submitted prior to approval and issuance of any building permits and prior to recording the plat. The developer shall provide for construction of improvements as required by City Planning & Development.
3. The developer must dedicate additional right of way for Hardesty Ave so as to provide an additional 10 feet of right of way, as required by the Transportation and Development Committee during their November 14, 2011 meeting.
4. The developer submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, to identifying sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 4/8/09" and base on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed,

repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

5. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review, acceptance, and permitting for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
6. The owner/developer must secure a Site Disturbance permit from the Land Development Division prior to beginning any construction, grading, clearing, or grubbing activities, if the disturbed area equals one acre or more during the life of the construction activity.
7. The owner/developer shall verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
8. The developer must grant on City approved forms, BMP Easements to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any building permits or bmp permits, whichever occurs first.

Condition 9 per Fire Marshal's Office (John.Hastings@kcmo.org)

9. That the developer provide fire protection as required by the Fire Department.

Condition 10 per City Development Department (Gary.Marker@kcmo.org)

10. That the applicant apply for a code modification with the Plans Review Division of the City Development Department regarding the setback of the building within Lot 1 and its relationship to the lot line between Lots 1 and 2.

Condition 11 per City Development Department (John.Eckardt@kcmo.org)

11. That the developer submit a site plan to the City Plan Commission for approval including landscaping and architectural features, streetscaping, lighting, including a photometric study showing zero footcandles at the property line and signage. The landscaping plan shall identify adequate area for planting of trees and shrubs within the parking lots.

Motion carried 6-0

VOTING AYE: Baker-Hughes, Gutierrez, Krum, Martin, May, and Macy
VOTING NAY: None
ABSENT: Archie

There being no further business, Chairwoman Macy adjourned the meeting at 10:02 a.m.

Respectfully submitted,

John Eckardt
Acting Assistant Secretary

APPROVED:

Babette Macy, Chairwoman